



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

October 2, 2019

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Stanley Jay Keysa III
Lawrence Korzeniewski
Kristin McCracken

Town Board Members:

Johanna Coleman, Supervisor
Adam Dickman
Dawn Gaczewski
Ronald Ruffino, Sr.
Matthew Walter

Engineering Consultant:

Ed Schiller, Wm. Schutt & Associates

Town Attorney:

Kevin E. Loftus

Town Highway Superintendent:

Daniel J. Amatura

Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held October 2, 2019. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly
Planning Board Chairman

NRC:cm

Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the 2nd day of October 2019 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
 Rebecca Anderson, Member
 Anthony Gorski, Member
 Joseph Keefe, Member
 Stanley Jay Keysa III, Member
 Lawrence Korzeniewski, Member
 Kristin McCracken, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT: None

Town Board Members: Johanna Coleman, Supervisor

Other Elected Officials: None

Town Staff: Kevin Loftus, Town Attorney
 Ed Schiller of Wm. Schutt & Assoc.
 Matt Fischione, Code Enforcement Officer
 Cynthia Maciejewski, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 P.M.

Pledge of Allegiance led by Chair Connelly.

Minutes-A motion was made by Kristin McCracken to approve the minutes from the September 18, 2019 Planning Board Meeting. Motion seconded by Joseph Keefe and unanimously carried.

Sexual Harassment Prevention Training will be held on Thursday, October 3, 2019. For members who find this problematic, if you have attended this training from your full time employer you can submit the certificate or a letter stating that you have completed the State required training.

Training Conference is available November 15, 2019 in Batavia, NY.

Town of Lancaster Planning Board
Communications-October 2, 2019

- 10.02.01 SEQR response dated 9/13/19 from Erie County Department of Environment and Planning with comments regarding Siebert Rd. Subdivision Draft Scoping.
- 10.02.02 SEQR response dated 8/21/19 from Erie County Division of Sewerage Management with comment regarding Siebert Rd. Subdivision Draft Scoping.
- 10.02.03 SEQR response dated 9/13/19 from Erie County Department of Environment and Planning with comments regarding Love Joy Church Addition.
- 10.02.04 SEQR response dated 9/18/19 from Erie County Department of Environment and Planning with comments regarding Parking Lot Amendment at 473 Aurora.
- 10.02.05 Memo dated 9/23/19 from Dan Amatura, Highway Superintendent, indicating no comment regarding Preliminary Plat – 2 Lot Split, 271 Pavement Rd.
- 10.02.06 Letter dated 9/23/19 from Matt Fischione, Code Enforcement Officer, to Planning Board Members, with comments regarding 2 Lot Subdivision – 271 Pavement Rd.
- 10.02.07 Memos dated 9/24/19 from Michelle Barbaro, Park Crew Chief, indicating no issues with 271 Pavement Rd, or National Fuel site plan, 5922 Genesee St.
- 10.02.08 Letter dated 9/27/19 from Ed Schiller, Town Engineer, to Neil Connelly, Planning Board Chair, with comments regarding National Fuel site plan, 5922 Genesee St.

- 10.02.09 Letter dated 9/23/19 from Ed Schiller, Town Engineer, to Neil Connelly, Planning Board Chair, with comments regarding 271 Pavement Rd.
- 10.02.10 Email thread dated 9/20/19 from Tim Mertzluft, Project Manager for Greenfield Daycare Wellness, indicating owner's desire to delete Planting Bed "B". It was suggested some type of porous material be installed in its place.
- 10.02.11 Email thread from Corey Auerbach, representing Hamlet Meadows, to Matt Fischione, regarding the possibility of an administrative approval of an amended submap at Hamlet Meadows.
- 10.02.12 Notice of SEQR review to be held 10/2/19 for Love Joy Church.
- 10.02.13 Copy of resolution adopted by Town Board on 9/16/19 approving the addition of 26 parking spaces at 4931 Transit Rd. with 2 conditions.
- 10.02.14 Notice of Public Hearing to be held on 10/7/19 for the Special Use Permit at 15 Lancaster Parkway (Dog Training Facility).
- 10.02.15 Letter from Siebert Rd. Resident Association sent on 9/30/19 to Planning and Town Boards in response to the Draft Scope for Environmental Impact Statement. This response includes public comments regarding traffic, environmental concerns, wetland and natural resource impacts, drainage, and loss of open space. The letter also indicates that the "Draft Scope submitted by Greenman-Pedersen did not conform with NYS SEQR provisions relating to the scoping process".

Planning Board Minutes

SEQR Review

October 2, 2019

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 2nd day of October 2019 at 7:07 p.m. and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
STANLEY JAY KEYS III, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
KRISTIN MCCracken, PLANNING BOARD MEMBER
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

EXCUSED: NONE

ALSO PRESENT: JOHANNA COLEMAN, SUPERVISOR
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
KEVIN LOFTUS, TOWN ATTORNEY
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

PURPOSE OF MEETING:

IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
Love Joy Church
5423 Genesee Street

The Planning Board reviewed the Short Environmental Assessment Form on the 4,150 sq. ft. addition and new parking for 46 cars, add new light poles, landscaping and necessary utilities and site amenities matter, combine four lots owned by Love Joy Church into one lot and split a portion of lot with dwelling off for a separate parcel with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

PLEASE TAKE NOTICE, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted** action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617.d,

and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
Kevin Loftus, Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 9.10 acres.

The location of the premises being reviewed is 5423 Genesee Street, Lancaster, New York 14086, Erie County.

This project described as a 4,150 sq. ft. addition with improvements and the combining and split of involved parcels on .95 acre physically disturbed area.

THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER GORSKI, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER KORZENIEWSKI

TO WIT:

REASONS SUPPORTING RECOMMENDATION

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact.**
2. Will the proposed action result in a change in the use or intensity of use of land? **No impact**
3. Will the proposed action impair the character or quality of the existing community? **No impact**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**

6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:
 - a. Public/private water supplies? **No impact**
 - b. Public/private wastewater treatment utilities? **No impact**
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? **No Impact.**
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **No impact. Reviewed and determined to be compliant.**
11. Will the proposed action create a hazard to environmental resources or human health? **No impact**

and,

BE IT FURTHER

RESOLVED, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
STANLEY JAY KEYS III, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
KRISTIN MCCracken, PLANNING BOARD MEMBER	VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED YES

The Motion to Recommend was thereupon adopted.

OCTOBER 2, 2019

SITE PLAN REVIEW-PROJECT #5210, NATIONAL FUEL GAS SUPPLY CORPORATION LOCATED 5922 GENESEE STREET. MODERNIZATION OF GAS UTILITY EQUIPMENT. CONSTRUCT AN ENHANCEMENT TO THE DRIVEWAY AND SEVERAL SHEET METAL ENCLOSURES FOR SENSITIVE EQUIPMENT.

Walter Hughes, Engineer for National Fuel presented the site plan that will upgrade and modernize their facility and reduce possible risk from the Thruway.

Equipment-This site houses substantial equipment and pipeline which supplies 30% of Western New York. Property to the east was purchased to relocate the above ground equipment. By moving the site to the east they will reduce the vulnerability to traffic risk from the Thruway. The site will provide easier access to the property, specifically for truck traffic. There are no compressors on site and the mechanical equipment regulates the pressure of the distribution. There will also be improved regulator equipment.

Engineering-No changes will be made to the grading and they will install a new storm water facility.

Documents requested by the Attorney's Office are being submitted.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Kristin McCracken to recommend the approval of the site plan, as submitted, to the Town Board. Motion seconded by Rebecca Anderson.

Roll call as follows:

Chairman Connelly-Yes

Stanley Jay Keysa III-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

Anthony Gorski-Yes

Kristin McCracken-Yes

Joseph Keefe-Yes

Motion carried.

ZONING UPDATE DISCUSSION

Chair Connelly has reached out to Gary Jason of the Lancaster Speedway and they are interested in meeting with the Planning Board.

The draft zoning code will be available for review on Monday, October 7, 2019. This should be on the October 16, 2019 Planning Board agenda.

The extension of the rezone moratorium will be on the October 7, 2019 Town Board agenda.

Other items discussed:

A work session with the Land Conservancy may be scheduled prior to a Planning Board meeting in November or December. A date and availability is being worked on.

Ed Schiller, Town Engineer will have the draft scope document ready for review regarding the Siebert Rd. Subdivision.

Ed Schiller, Town Engineer and Member Larry Korzeniewski will not be at the October 16, 2019 Planning Board meeting.

At 7:25 p.m. a motion was made by Joseph Keefe and seconded by Stanley Keysa to adjourn the meeting. Motion carried.



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: October 3, 2019

RE: National Fuel Gas Supply Corporation

PROJECT#: 5210

LOCATION: 5922 Genesee Street

TYPE: Site Plan Review

RECOMMENDATION: Approve
Roll call vote:
Chair Connelly-Yes Stanley Jay Keysa III-Yes
Rebecca Anderson-Yes Lawrence Korzeniewski-Yes
Anthony Gorski-Yes Kristin McCracken-Yes
Joseph Keefe-Yes

CONDITIONS: N/A

CONCERNS: N/A